

## **EPIC's Top 6 Points on Why the West Oxfordshire Local Plan is Unsound**

### **Bold: main points**

*Italic: supplementary information*

#### **Headline:**

**The Local Plan is unsound because it depends on flawed housing numbers and the revised Sustainability Assessment that is not rigorous enough to support the Eynsham proposals for 3200 additional houses. No community can survive a near trebling in its size and we urge the Inspector to consider alternatives.**

**1 Recent evidence suggests that the housing targets are unsound and excessive yet the numbers are treated as a minimum in the Local Plan.**

*It is unsound to place all of West Oxfordshire District Council's share of Oxford's 'unmet housing need' in one area with numerous unresolved development issues.*

**2 Although 'reasonable alternatives' to the Oxfordshire Cotswolds Garden Village (OCGV) and the West Eynsham Strategic Development Area have been assessed in the Sustainability Assessment, the assessment has numerous omissions and flawed logic which amounts to bias. This has resulted in no change whatsoever in the Local Plan proposals for the Eynsham Area.**

*Many issues have not been properly assessed, including the lost medieval village and other heritage issues, internationally significant biodiversity, loss of high quality arable land, existence of a strategic minerals processing site and split ownership.*

**3 The proposed siting of so many houses within the Oxfordshire Cotswolds Garden Village is a high-risk strategy and is not likely to be deliverable.**

*Not only is it at risk of losing central government Garden Village status because it is NOT distinct from an existing community, it also suffers from highly disadvantageous split ownership.*

**4 The plan does not take account of the limitations of infrastructure, particularly the A40 which is already over capacity with inadequate plans for 'improvement'.**

*It is illogical to favour development which depends on the A40 over sites with access to the railway at Hanborough.*

**5 The Sustainability Assessment quotes the support of the Eynsham Neighbourhood Plan as one of the main reasons for making no changes to the Oxfordshire Cotswolds Garden Village and West Eynsham SDA. This is not true.**

*By law, the Eynsham Neighbourhood Plan has to accept the total number of new homes allocated to the parish. All the evidence (in the absence of a properly funded and executed consultation) is that the Eynsham Community will strongly resist the Oxfordshire Cotswolds Garden Village and West Eynsham development amounting to 3200 houses.*

**6. Overall, the Sustainability Assessment finds that the option of splitting the 1000 houses between West Eynsham and Hanborough has less negative impacts, but is dismissed.**

*This is largely because a smaller development in W Eynsham would not provide the western spine road: however this road is opposed in the Eynsham Neighbourhood Plan, as is development on the south side of the Chilbridge. The split option should be reconsidered.*

*Eynsham is already isolated from its rural setting by fast, heavily used and dangerous roads on three sides; a fourth bypass on the west side would complete our isolation.*